

# **CEDAR BROOK PUD ARCHITECTURAL PATTERN BOOK**

November 25, 2014

## PURPOSE STATEMENT

The purpose of this Architectural Pattern Book is to provide an illustrative guide for the Cedar Brook PUD development. The Cedar Brook PUD is a single-family development consisting of both attached and detached single-family homes. The subject property is mostly a flat undeveloped 5.77 acre site located on the west side of Hwy. 99 and north of SW Meinecke Parkway. The subdivision has been proposed as a Planned Unit Development (PUD) in order to provide alternative housing types and maximum design flexibility for the creation of an aesthetically pleasing residential community.

As noted above, the Applicant proposes to develop the Cedar Brook Subdivision as a Planned Unit Development (PUD). The PUD standards require that the Applicant prepare an architectural pattern book to describe the architectural designs purposed with the PUD final development plan. This architectural pattern book is to demonstrate how the Cedar Brook PUD standards will be met.

This pattern book addresses the architectural related standards contained in Sherwood Zoning and Development Code Section 16.40.020(6) Architectural Pattern Book.

6. *Architectural Pattern Book: A compendium of architectural elevations, details, and colors of each building type shall be submitted with any PUD application. The designs shall conform to the site plan urban design criteria in 16.90.020(G) or any other applicable standards in this Code. A pattern book shall act as the architectural control for the homeowner's association or the commercial owner. An Architectural Pattern Book shall address the following:*
  - a. *Illustrative areas within the development application covered by the pattern book.*
  - b. *An explanation of how the pattern book is organized, and how it is to be used.*
  - c. *Define specific standards for architecture, color, texture, materials, and other design elements.*
  - d. *Include a measurement or checklist system to facilitate review of the development for conformity with the pattern book.*
  - e. *Include the following information for each building type permitted outright or conditionally proposed in the PUD:*
    - (1) *Massing, facades, elevations, roof forms, proportions, materials, and color palette.*
    - (2) *Architectural relevance or vernacular to the Pacific Northwest.*
    - (3) *Doors, windows, siding, and entrances, including sash and trim details.*
    - (4) *Porches, chimneys, light fixtures, and any other unique details, ornamentation, or accents.*
    - (5) *A fencing plan with details that addresses the relationship between public space and maintaining individual privacy subject to Section 16.58.020.*

**RESPONSE:** The architectural plans, color renderings/photos, and paint color combinations submitted with this application constitute the Architectural Pattern Book (see Exhibit 2). The Applicant is proposing a variety of housing types consisting of single-family detached and single-family attached dwelling units that have been received very successfully in other projects throughout the greater Metro Area. All of the details required by the above standards are shown on the submitted plans. In addition, a fencing plan with details that address the relationship between public space and individual privacy pursuant to Section 16.58.020 has been included as part of the overall Detailed Development Plans (see Exhibit 1).

### Architectural Detail Guidelines:

The architectural detail guidelines outlined below address the aesthetic requirements including building style, mass and scale, materials, color and detailing.

## STYLE & MASSING

- A. Dwellings will stylistically reflect a traditional Norwest architectural vernacular best described as a simplified interpretation of turn-of-the century “Northwest Craftsman” or “English Cottage” styles.
  - 1. Scale, mass and detail will be traditionally based but it lacks the prominence of any distinct stylistic era.
  - 2. Floor plans are substantially articulated with covered porches, recessed entries, bays, offsets and architectural patterns.
  - 3. Roofs are moderate to steeply pitched, gabled or hipped and articulated with intersecting roofs, dormers and sheds.
  - 4. Fenestration is traditional in style using divided light, trimmed sash type frames in casement, double hung, awning and hopper function. Vinyl windows will be used.
  - 5. Natural wood-look Hardi-plank type sidings dominate, with locally quarried or cultured stone or brick for foundation or accents.
  - 6. Exterior finishes, whether paints, stains or naturally weathering materials, reflect earth tone colors in simple, limited palettes.

## QUALITY

- A. Dwelling units will be built of high quality, long lasting materials.
  - 1. Buildings will evoke a solid, well detailed, understated elegance, with quality, long lasting, timeless materials; naturally weathering or easily maintainable with a proven history of performance.
- B. Dwellings will create visual interest with offsets in building plans to articulate the façade.
  - 1. Along all facades facing public streets, building plan offsets with a minimum depth of 3 feet will occur at least every 20 feet along building frontage.
  - 2. Lower story façade materials shall wrap a corner and end into a perpendicular plane a minimum of 3 feet beyond the corner.
  - 3. Building materials will have at least three (3) finish materials consistent on all facades of a structure.

## PORCHES/ENTRY AREAS

- A. Porches or covered entries will be used to define primary entrances
  - 1. Any porch or covered entry will be oriented towards the street and may wrap around the corner of the dwelling on a corner lot.
  - 2. The porch or entry shall be the primary focus of the street façade.
  - 3. Entries will be covered and sheltered from the weather.
  - 4. Patio doors will be vinyl similar to the type shown below.
  - 5. Patio lights will be of a craftsman style similar to the style show in the photos below.

## SAMPLE OF PATIO DOORS



## SAMPLE OF CRAFTSMAN STYLE PATIO LIGHTING



## ROOFS

- A. Roofs will be similar to those found typically in the Northwest.
  - 1. Primary roofs will be gabled or hipped. Flat will not be used.
  - 2. Primary roofs will slope a minimum of 7/12 with secondary roofs a minimum of 4/12
  - 3. Offsets or breaks in roof elevation will be at least two or more feet in height.
  - 4. Both gabled and hipped roofs will provide overhang eaves on all sides that extend a minimum of 8 inches beyond the building wall.
  - 5. Roof ridge vents and gable ends vents will be provided.
  - 6. "Mushroom" type roof venting will be utilized on non-street side of roofs and will match the color of roof.
- A. Roofing Materials
  - 1. All units will be roofed using Asphalt composite shingles.
  - 2. Roofs will be of subdued earth or grey/black/brown tones similar to the photos below.



## DOORS & WINDOWS

- A. Doors and windows will be similar in scale to those found historically in the Northwest.
  - 1. Fenestration will be traditional in style using divided light, trimmed sash type frames in casement, double hung, awning and hopper function.
  - 2. To the extent possible, windows on the upper story of dwellings will be vertically aligned or otherwise coordinated with the location of windows and doors on the ground level.
  - 3. Windows will be vertically proportioned wherever possible.
  - 4. Wood trim of at least 4" nominal width will be used to frame all windows and doors.
  - 5. Color of windows will be compatible with trim colors.

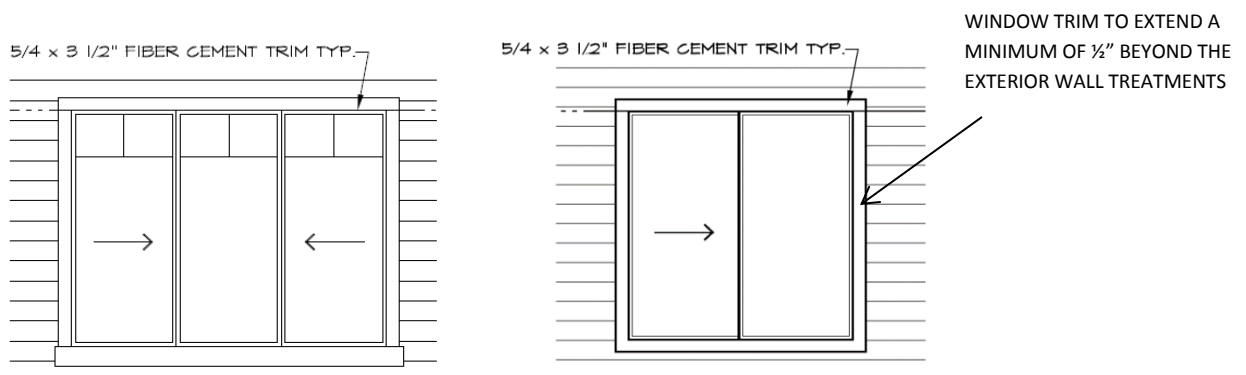
## DETAILS

- A. Gutters and downspouts will match the character of the dwelling units
  1. Plastic or metal gutters and downspouts will be utilized
  2. Gutters and downspouts will have compatible colors with the dwelling units.
- B. Ornamentation and detail will be simple in design, to reflect the traditional styles of the Northwest.
  1. Cupolas, trellises, columns, eave details, and other architectural appurtenances and details will be of a simple elegance and timeless design, well-constructed and of materials appropriate for long service life requiring minimal maintenance.

### Sample Window Types



### Sample Window Trim



## Sample Front Door Style and Door Knobs



**Note:** Front door colors will be same as those used for the house.

## Sample Garage Door Panel Designs



**Note:** Garage door colors will be same as those used for the house.

## SAMPLES of Garage Door Street Addressing





### SAMPLES of Craftsman Style Exterior Garage Door Lighting



### BUILDING MATERIALS

- B. Siding and cladding materials will be similar to those found typically in the Northwest.
1. Dwellings are limited to three primary exterior materials
  2. Natural materials that can be used in their natural finish or clear stained, that weather gracefully to exhibit a fine patina, like cedar shingles will be utilized.
  3. Natural materials will be used including wood and wood “look” products like Hardieplank Lap siding, Board and Batten, and shingle.
  4. Corner trim must be a minimum of 4” nominal width

### SAMPLE OF SIDING MATERILAS



Hardieplank Lap siding



Board and Batten



Shingle



Country Ledgerstone



Dressed Fieldstone



Cobblefield

### Sample of Exterior Vent



### COLOR

The color palette for the Cedar Brook PUD community seeks to follow the same aesthetic philosophy as the architectural style. The Cedar Brook color palette includes a variety of earth-tone colors, slate grays, and soft tans, which are complemented by deep, rich trim, accent, and roof colors. The Cedar Brook PUD is intended to be a homogeneous place created with a limited palette of forms, materials, and colors. As such, this color palette displays a limited range of related colors. Care will be taken, though, to maintain the relationships between main body, accent trim, and roof colors as presented by the selection choices in the color schemes shown on pages 10 - 15. Also, within this limited palette of colors, a house's wall color shall be different than adjacent houses. Accent colors shall be restricted to special areas such as front doors, garage doors, trim, window sashes, shutters or special small areas of wall surface. Note that printing techniques used to produce this Pattern Book approximate the represented colors.

- A. Color schemes will be simple in nature and all homes will be painted using a variety of five (5) paint colors as reflected in the color schemes shown on pages 10 – 15 below. Additional paint color options are being shown in the palettes below on page 9 and various color combinations from these palettes may be utilized either with the initial construction or in the future when a homeowner decides to update the exterior paint. Nevertheless, care will be taken by the Applicant to avoid duplicating colors between houses on abutting lots and between homes on a block frontage.
  - 1. Exterior finishes, whether paints, stains or naturally weathering materials, reflect a range of natural earth tone colors.
  - 2. Dwelling units and garages will be consistent in color scheme.
  - 3. Up to three base colors will be utilized
  - 4. Up to two accent colors will be utilized
  - 5. Adjacent homes will not have identical colors



## SAMPLE COLOR PALETTES

